

DOC # 831555
10/02/2013 02:12PM Deputy: PK
OFFICIAL RECORD
Requested By:
First American Title State
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-1013 PG-466 RPTT: 13065.00

A.P.N.: See Exhibit "A"
File No: 141-2454486 (NMP)
R.P.T.T.: \$13,065.00 C



When Recorded Mail To: Mail Tax Statements To:
The William A & Sherrie C. Millichap Family Trust
P.O. Box 1029
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James Canyon, LLC., a Nevada limited liability company and Ronald L. Simek, Trustee of
The Ronald L. Simek 2004 Trust, dated April 1, 2004

do(es) hereby GRANT, BARGAIN and SELL to

William A. Millichap and Sherrie C. Millichap, Trustees of The William A & Sherrie C.
Millichap Family Trust, dated March 18, 1998

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

**LOT 17 IN BLOCK A AND LOT 35 IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION
MAP A PLANNED DEVELOPMENT PD 00-16 FOR MOUNTAIN MEADOW ESTATES,
PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MARCH
06, 2002, IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360, OFFICIAL
RECORDS OF DOUGLAS COUNTY, NEVADA.**

PARCEL 2:

ADJUSTED LOT 32:

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 27, TOWNSHIP 14
NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF LOT 32 AS SHOWN ON THE FINAL
SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1
RECORDED MARCH 06, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY,
NEVADA AS DOCUMENT NO. 536360, THE TERMINUS OF THE SOUTHERLY LINE OF
JAMES CANYON LOOP, THE POINT OF BEGINNING;**



THENCE ALONG SAID SOUTHERLY LINE OF JAMES CANYON LOOP, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET, CENTRAL ANGLE OF 35°14'14", ARC LENGTH OF 202.95 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 36°48'39" EAST, 199.77 FEET;

**THENCE ALONG THE ARC OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 81°47'13", ARC LENGTH OF 28.55 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 13°32'09" EAST, 26.19 FEET TO A POINT ON THE WESTERLY LINE OF CHILDS CANYON DRIVE;
THENCE ALONG SAID WESTERLY LINE, SOUTH 27°21'27" WEST, 25.34 FEET;
THENCE CONTINUING ALONG SAID WESTERLY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 470.00 FEET, CENTRAL ANGLE OF 18°27'43", ARC LENGTH OF 151.45 FEET, AND CHORD BEARING AND DISTANCE OF SOUTH 36°35'19" WEST, 150.79 FEET;
THENCE NORTH 49°52'44" WEST, 254.12 FEET;
THENCE NORTH 45°49'10" EAST, 237.08 FEET TO THE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 9, 2003 IN BOOK 1203, PAGE 3604 AS DOCUMENT NO. 599023.

ALSO KNOWN AS ADJUSTED PARCEL 32 AS SHOWN IN RECORD OF SURVEY RECORDED DECEMBER 09, 2003 IN BOOK 1203, AT PAGE 3634, AS DOCUMENT NO. 599028, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

LOT 39, LOT 41, LOTS 44 THROUGH 48 (INCLUSIVE), LOT 51, LOTS 55 THROUGH 59 (INCLUSIVE), LOTS 61 THROUGH 65 (INCLUSIVE), LOTS 68 THROUGH 73 (INCLUSIVE) AND LOTS 79 AND 80, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 05-012 FOR CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT PAGE 8650 AS DOCUMENT NO. 0697842 CHANGING THE NAME OF THE SUBDIVISION MAP TO CANYON CREEK ESTATES PHASE 2.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/09/2013



James Canyon, LLC., a Nevada limited liability company

Ronald L. Simek
By: Ronald L. Simek, Managing Member

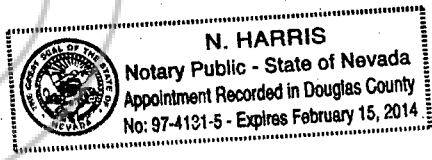
The Ronald L. Simek 2004 Trust

Ronald L. Simek
Ronald L. Simek, Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on October 1 2013 by ~~James Canyon, LLC., a Nevada limited liability company and The Ronald L. Simek 2004 Trust, dated April 1, 2004:~~ Ronald L. Simek a managing member and Ronald L. Simek, Trustee

[Signature]
Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 09, 2013** under Escrow No. **141-2454486**.



Exhibit "A"

APN: 1419-22-710-003

APN: 1419-22-710-006, 007, 008, 010, 013, 014, 015, 018, 019, 020

APN: 1419-22-810-006, 007, 008, 010, 011, 012, 015, 017

APN: 1419-27-511-002

APN: 1419-22-710-009

APN: 1419-22-810-003, 005

APN: 1419-27-511-001, 004

APN: 1419-27-611-001

APN: 1419-26-110-004

APN: 1419-27-510-023

APN: 1419-27-610-010

